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Doc# 2107020136 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2021 09:45 AM Pg: 1 of 5

This instrument prepared and returned to:
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO.,
INC. - ABC SUPPLY CO., INC.
One Abc Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124
W/O: 4074799 / Job Number: 00811218-018

SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:
ADVANCED WINDOW SYSTEMS
7470 Forest Hills Rd
Loves Park, Illinois 61111 3971

E&S DEVELOPMENT, LLC
15714 Dante Dr
South Holland, Illinois 60473

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act.

You are hereby notified that Claimant, AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. of One ABC Parkway Beloit, Wisconsin 53511, has been employed by ADVANCED WINDOW SYSTEMS, 7470 Forest Hills Rd Loves Park, Illinois 61111 3971, (the "subcontractor") who has been employed by ADVANCED WINDOW SYSTEMS, 7470 FOREST HILLS RD, LOVES PARK, Illinois 61111-3971, (the "Original Contractor") to furnish material and labor relating to Roofing and/or other exterior building materials and products for and in said improvement under said Original Contractor's contract with E&S DEVELOPMENT, LLC, 15714 Dante Dr South Holland, Illinois 60473 at the property commonly known as JOB/MICHIGAN AVE, 4559 S MICHIGAN AVE CHICAGO, Illinois 60653 and more fully described as follows:

Parcel Id: 20-03-314-041-1004

Job Address: 4559 S MICHIGAN AVE CHICAGO, Illinois 60653

Lots 20 and 21 in Block 1 in Winston's subdivision of the South 34 Acres of the West Half of the Southwest Quarter of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian. In Cook County, Illinois

and the amount due the Claimant less all amounts paid to date is Twenty Three Thousand Five Hundred and Fifty Six Dollars and Fifty Seven Cents (\$23,556.57).

The undersigned claims a lien thereof against your interest in the above described property and also against the money due from you to the Original Contractor. Pursuant to the Illinois Mechanics Lien Act the undersigned will file its subcontractor's claim for lien unless the aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Notice.

Dated

2/24/2021

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AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC
One ABC Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

By: _____



Ariela Wagner, Agent

W/O: 4074799 / Job Number: 00811218-018

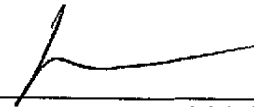
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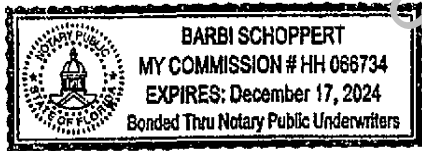
STATE OF FLORIDA
COUNTY OF BROWARD


AFFIDAVIT

Ariela Wagner, being first duly sworn, on oath deposes and says that he/she is the Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., the Claimant, that he/she has read the foregoing Notice of Intention to File Mechanics Lien and knows the contents thereof; and that all of the statements therein are true.

By: 
Ariela Wagner, Agent
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
One ABC Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

Subscribed and sworn to before me this 24 day of February, 2021




Notary Public
W/O: 4074799 / Job Number: 00811218-018

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STATE OF ILLINOIS
COUNTY OF COOK

SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Ariela Wagner, Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., One ABC Parkway Beloit, Wisconsin 53511 hereby files a claim for Mechanics Lien against ADVANCED WINDOW SYSTEMS, who was employed by ADVANCED WINDOW SYSTEMS (hereinafter referred to as "Contractor") and E&S DEVELOPMENT, LLC (hereinafter referred to as "Owner"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1. On October 29, 2020, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel Id: 20-03-314-041-1004

Job Address: 4559 S MICHIGAN AVE CHICAGO, Illinois 60653

Lots 20 and 21 in Block 1 in Winston's subdivision of the South 34 Acres of the West Half of the Southwest Quarter of Section 3, Township 33 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 4559 S Michigan Ave Chicago, Illinois 60653 and having the following permanent index number 20-03-314-041-1004 and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about October 29, 2020, Owner, Owner's Tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of repairs, alterations and improvements to and for the benefit of the premises;

3. On October 29, 2020, Contractor made a subcontract with lien claimant to furnish and supply labor, materials and equipment to Roofing and/or other exterior building materials and products in the amount of \$30,000.00 (Thirty Thousand Dollars and Zero Cents) for said improvement;

4. At the special instance and request of Contractor, lien claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of \$0.00 Zero Dollars and Zero Cents;

5. On February 11, 2021, lien claimant substantially completed all work contracted to be done including labor, materials to the value of \$30,000.00 (Thirty Thousand Dollars and Zero Cents) [except that from time to time thereafter lien claimant has, at the request of E&S DEVELOPMENT, LLC and/or ADVANCED WINDOW SYSTEMS, returned to the premises to perform certain completion work, the last occasion being on or about February 11, 2021;

6. Owner, or the agent, architect or superintendent of Owner (cannot, upon reasonable diligence, be found in said County) (do not reside in said County);

7. On information and belief, the labor, materials, supplies, equipment and services for said work and in the improvement of the aforementioned premises performed and supplied by lien claimant was done with the knowledge and consent of the Owner of the beneficial interest in the above named Trust holding record title to the premises;

8. Contractor is entitled to credits on account leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$23,556.57 (Twenty Three Thousand Five Hundred and Fifty Six Dollars and Fifty Seven

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Cents) for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner;

9. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by The Mechanics Lien Act (Ill. Rev. Stat. ch. 82, §§ 5 and 24 (1991); 770 ILCS 60/5 and 60/24 (1992).

AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
One ABC Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

Ariela Wagner, Agent

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by Ariela Wagner, Agent for AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., who is personally known to me or who has produced _____ as identification, and who did/did not take an oath.

Notary Public, State of Florida

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